



## DEVELOPER PACKAGE

FOR A DEVELOPMENT OPPORTUNITY  
FOR A 39,400 SQUARE FOOT BUILDING IN THE  
NORTH PARK REDEVELOPMENT PROJECT AREA

Solicited by the  
REDEVELOPMENT AGENCY  
OF  
THE CITY OF SAN DIEGO

## DEVELOPER PACKAGE

- 1) North Park Redevelopment Plan  
[North Park Redevelopment Plan](#) (PDF:3.9MB)
- 2) Greater North Park Community Plan  
<http://www.sandiego.gov/planning/community/profiles/greaternorthpark/plan.shtml>
- 3) North Park Redevelopment Project Area Third Five-Year Implementation Plan  
[North Park 3rd Implementation Plan](#) (PDF: 55K)
- 4) Mid-City Planned District Ordinance (MCPDO)  
<http://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art12Division03.pdf>
- 5) Council Policy 900-14: Sustainable Building Policy  
[http://docs.sandiego.gov/councilpolicies/cpd\\_900-14.pdf](http://docs.sandiego.gov/councilpolicies/cpd_900-14.pdf)
- 6) Information Bulletin 538: Expedite Program for Affordable/In-Fill Housing and Sustainable Buildings  
<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib538.pdf>
- 7) Information on the City of San Diego's Inclusionary Housing Program  
<http://www.sandiego.gov/development-services/news/pdf/ahprocmanual.pdf>
- 8) Phase I Environmental Site Assessment (summary attached)
- 9) Developer's Statement of Qualifications and Financial Responsibility (attached)
- 10) Site Development Summary (attached)

***A*dvantage *E*nvironmental  
*C*onsultants, LLC**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Big Lots  
3029 University Avenue  
San Diego, California 92104

AEC Project No. 09-002SD  
February 23, 2009

*Prepared for:*

Redevelopment Agency of the City of San Diego  
1200 Third Avenue, Suite 1400, MS 56D  
San Diego, CA 92101

*Prepared by:*

Advantage Environmental Consultants, LLC  
145 Vallecitos De Oro, Suite 201  
San Marcos, California 92069  
Phone (760) 744-3363 • FAX (760) 744-3383

## 1.0 Executive Summary

### 1.1 Summary and Findings

At the request of the Redevelopment Agency of the City of San Diego (Agency), Advantage Environmental Consultants, LLC (AEC) conducted a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05 and contract #AC2900096 between AEC and the Agency executed on August 11, 2008, at the property located at 3029 University Avenue in San Diego, California (hereinafter referred to as the "Site"). The 0.25-acre subject Site is situated in the Hartley's North Park subdivision of the City of San Diego, is further identified by County of San Diego Assessor's Parcel Number (APN) 453-151-03-00 and is situated on the southeast corner of University Avenue and Ray Street. AEC has been retained by the Agency to conduct this Phase I ESA in connection with the potential acquisition and redevelopment of the property to identify environmental issues which may be present.

The Site is currently developed with one, unoccupied, four-story (plus basement and partial 5<sup>th</sup> floor providing roof access) commercial structure comprising approximately 39,400 square feet. The building is of concrete-block construction with stucco and wooden exteriors and formerly used for retail purposes (most recently by Big Lots). The majority of the Site building consists of an open floor plan and in a configuration consistent with a large retail store. The second floor of the Site building is a mezzanine. Office space, restrooms and storage areas are located in the periphery of the Site building, and around the open former retail areas. Pedestrian access to the Site is provided by University Avenue to the north and Ray Street to the south. There is no on-Site parking. According to information obtained from the County of San Diego Tax Assessor, the Site building was reportedly constructed in 1953. However, based on AEC's review of historical sources during this assessment, portions of the Site building may have been constructed as early as 1943. Concrete flatwork is located in other portions of the Site.

AEC was provided with a preliminary title report pertaining to the Site dated January 20, 2009 and issued by Lawyers Title Company and obtained a 100 Year chain-of-title pertaining to the Site provided by Banks Information Solutions. The property is currently owned by Jerry L. Costanzo and Kathryn G. Costanzo, or any Successor Trustee, as Trustees of the Costanzo Family Trust dated February 1, 1991 as to an undivided 1/3 interest; Carlos William Groth, a single man as to an undivided 1/6 interest of a 1/3 interest; Christine G. Lynds and Robert D. Lynds, Trustees of the Lynds Family Trust dated June 21, 1990 as to an undivided 1/3 interest; and Teresa L. Dellamary Groth as Trustee of the Teresa L. Dellamary Groth 2007 Trust dated June 13, 2007 as to an undivided 1/2 of a 1/3 interest (dba CLK Investments). Names of prior owners of the Site were not considered to be suspect with respect to land use and potential contamination sources. In addition, no environmentally related liens, deed restrictions or activity and use limitations were noted in the documents provided.

AEC reviewed standard regulatory record sources which included Federal, State and local environmental databases provided by Track-Info Services (TIS), for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. The Site is listed in the Permits database as REI/Recreational Equipment. This database is maintained by the County of San Diego Department of Environmental Health (DEH) and lists properties that handle hazardous materials, generate hazardous waste and/or are locations of current or former underground storage tanks (USTs). No details (i.e., wastes generated, violations, hazardous materials stored, etc.) were

included in the report. AEC obtained supplemental information pertaining to the Site from the County of San Diego DEH's online database of hazardous materials establishments. According to the online database, the Site is listed with an inactive status, and no hazardous wastes are currently generated and no hazardous materials are stored on Site. AEC also confirmed with a DEH representative that regulatory files pertaining to the Site are not maintained by this agency. Several properties in the vicinity of the Site, including one adjacent property, are listed on various regulatory databases, but are not considered to be of direct concern to the Site.

Historical resources reviewed during the preparation of this ESA included aerial photographs, Sanborn fire insurance maps, building and fire department records and city directories. According to the historical resources reviewed, the Site was developed for commercial purposes (automobile repair, a gasoline service station and San Diego Fire Department Station No. 14) from at least 1920 until 1940. In the early 1940s, the Site was redeveloped with a commercial structure and used for similar purposes until the existing Site building was vacated in 2008. Retail tenants that have occupied the Site building since 1943 have included J.C. Penney Co. Department Store, REI/Recreational Equipment, Pic & Save, 99 Cents Store and Big Lots. Adjacent properties to the north, east and west have been utilized for various commercial (retail) purposes from the mid 1920s. A northern adjacent property (across University Avenue) was occupied by San Diego Cleaners (likely dry-cleaning) from 1977 until 1985. Adjacent properties to the south were developed for residential purposes from at least 1920 until the 1930s, when the properties were utilized for a mixture of residential and commercial purposes.

## 1.2 Conclusions

This assessment has revealed no evidence of recognized environmental conditions or potential recognized environmental conditions in connection with the Site except for the following:

- The former use of the Site for automobile repair and as a gasoline service station is considered a potential recognized environmental condition in connection with the Site. Although such land uses appear to have occurred prior to the construction of the Site building (and subterranean basement area), if significant releases of petroleum hydrocarbons historically occurred, residual contamination may be present beneath the existing Site building. To the extent that the Agency requires information pertaining to redevelopment costs associated with this potential issue, AEC recommends that a soil gas survey be conducted at the Site to evaluate potential vapor intrusion risks to the structure. Soil obtained from borings (to be advanced in the basement area) drilled at the Site during the soil gas survey **would** also be screened for petroleum hydrocarbons and volatile organic compounds (VOCs) **to evaluate potential redevelopment costs.**

## DEVELOPER STATEMENT OF QUALIFICATIONS & FINANCIAL SUMMARY

### I. DEVELOPER INFORMATION

<b>Name:</b>	
<b>Address:</b>	
<b>Telephone/Fax:</b>	
<b>Email:</b>	
<b>Contact Name:</b>	

Is the Developer a subsidiary of/or affiliated with any other Corporation(s), Joint Venture(s) or Firm(s)?

☐ No      ☐ Yes

If yes, list each such Corporation, Joint Venture or Firm by name and address. Specify its relationship to the Developer or the percentage of interest of the partners and identify the Officers and Directors or Trustees common to the Developer and such other Corporation or Firm (attach additional sheet if necessary):

<b>Name of Corporation/Joint Venture/Firm:</b>	
<b>Address:</b>	
<b>Relationship to Developer:</b>	
<b>Officers/Directors/Trustees:</b>	
<b>% of Interest of the Partners:</b>	

Individual(s) authorized to negotiate, on behalf of the development entity/team and responsible for project execution:

<b>Name(s):</b>	
<b>Position:</b>	
<b>Telephone/Fax:</b>	
<b>Email:</b>	

### II. FINANCIAL CAPACITY

A. Sources and amount of cash available to Developer to meet equity requirements of the proposed undertaking in Bank(s):

<b>Bank Name:</b>	
<b>Address:</b>	
<b>City, State Zip:</b>	
<b>Amount:</b>	
<b>Bank Name:</b>	
<b>Address:</b>	
<b>City, State Zip:</b>	
<b>Amount:</b>	

B. By loans from affiliated or associated Corporations or Firms:

<b>Name(s):</b>	
<b>Address:</b>	
<b>City, State Zip:</b>	
<b>Source:</b>	
<b>Amount:</b>	

C. Provide three Bank references:

<b>Bank:</b>	
<b>Address:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	
<b>Bank:</b>	
<b>Address:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	
<b>Bank:</b>	
<b>Address:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	

D. Provide three Business references:

<b>Company:</b>	
<b>Address:</b>	
<b>Relationship:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	
<b>Company:</b>	
<b>Address:</b>	
<b>Relationship:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	
<b>Company:</b>	
<b>Address:</b>	
<b>Relationship:</b>	
<b>Contact Person:</b>	
<b>Telephone:</b>	

- E. Has the Developer or (if any), the Parent Corporation or any Subsidiary or affiliated Corporation of the Developer's Officers or Principal Members, Shareholders or Investors been adjudged bankrupt, either voluntary or involuntary, with the past ten (10) years?

☐Yes      ☐No

If yes, provide the following information:

<b>Date:</b>	
<b>Location:</b>	
<b>Bankruptcy was filed under the following name(s):</b>	

- F. Has the Developer or (if any), the Parent Corporation or any Subsidiary or Affiliated Corporation of the Developer's Officers or Principal Members, Shareholders or Investors been involved in litigation relating to a development project either voluntary or involuntary within the past three years?

☐Yes      ☐No

If yes, provide the following information:

<b>Date:</b>	
<b>Place:</b>	
<b>General Description:</b>	
<b>Current Status:</b>	

- G. Total amount of development work completed by Developer during the last three (3) years:

\$_____00
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- H. Projects currently in planning or development by the Developer or Principals of the development entity/team:

- I. Does any member of the Developer's Corporation/Partnership have any known relationship in connection with purchasing and implementing the Project with any member of the governing body of the City of San Diego Redevelopment Agency to which the accompanying proposal is being made or to any Officer or Employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the Project under which the Local Public Agency covered by the Developer's proposal is being made available?      ☐Yes      ☐No

Is yes, explain:

- J. Statements and other evidence of the Developer's Qualifications & Financial Summary are attached thereto and hereby made part hereof as follows:



## CERTIFICATION

I/We \_\_\_\_\_ certify that this Developer Statement of Qualifications & Financial Summary and the attached evidence of the Developer's qualifications and financial summary are true and correct to the best of my/our knowledge and belief, and that the information contained in this statement is considered public record and will be made available for inspection and copying upon request. Availability of these public records begins when the Developer selection process includes public meetings.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

*If the Developer is a Corporation, this statement should be signed by the President and Secretary of the Corporation; if an individual or proprietorship, by such individual; if a partnership, by one of the general partners; if an entity not having a President and Secretary, by one of its Chief Officers having knowledge of the financial status and qualifications of the Developer.*

# SITE DEVELOPMENT SUMMARY

I. PROPOSED DEVELOPMENT SITE					
Site Description by Street Location (ex: 60,000 sf bounded by 1 <sup>st</sup> /Front/Market/G)					
Parcel Number(s)					
Ownership Number(s)					
II. GENERAL PROJECT DESCRIPTION					
Total Parking *GSF					
Total GSF of Proposed Development Site (Including Parking)					
III. RESIDENTIAL COMPONENT					
Unit Type (Bd/bth/loft)	Unit Size (Net SF)	# Units	Sales Price Range (per SF)	Unit Sales Price Range (000's)	Lease Rate (per SF)
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
Describe Recreational Facilities & Amenities					
Total Residential Units			Total Residential Parking Spaces		
IV. NON-RESIDENTIAL COMPONENT					
Mix	Use	GSF	Lease Rate		
			\$		
# of Designated Non-Residential Parking Spaces					
V. FINANCIAL SUMMARY					
Total Development Cost (Excluding financing costs during construction, land & surface off-site improvements)				\$	
Proposed Land Payment to Agency				\$	
Surface Off-Site Improvements (Amount budgeted for the work if Developer proposes to install surface off-site improvements at Developer's expense; or state "Agency to install" if Developer proposes that Agency install surface off-site improvements)				\$	
Financing Costs During Construction				\$	
Total Development Cost to be Paid by Developer				\$	

SOURCES OF FUNDS			
Developer Equity	Amount:	\$	
Other Sources of Funds	Amount:	\$	Source:
	Amount:	\$	Source:
Describe Proposed Terms of Land Payment to Agency			
VI. PROJECT DEVELOPMENT SCHEDULE**			
Completion of Design Phase			
Construction Start			
Construction Completion			
Proposed Phasing (if any)			

\*\* Indicate number of months from date Agency & Developer conclude negotiations & enter into a Disposition & Development Agreement (“DDA”).

<sup>1</sup>THE REDEVELOPMENT AGENCY RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION DURING THE EVALUATION OF THE RESPONSES.